

**From:** [Foster, Jeremy L.](#)  
**To:** [Elena Sasin](#)  
**Subject:** FW: You're invited to Studio Session: "The Vineyard - Review Session"  
**Date:** Wednesday, September 26, 2018 1:21:28 PM

Good afternoon Elena- I reviewed this proposal and have no comments at this time. It is acceptable to TVF&R as proposed. Sorry for the delay.

Thank you,

**Jeremy Foster | Deputy Fire Marshal**

Tualatin Valley Fire & Rescue

Direct: 503-259-1414

[www.tvfr.com](http://www.tvfr.com)

**From:** Bluebeam Studio <studio@bluebeamops.com>  
**Sent:** Thursday, September 6, 2018 12:34 PM  
**To:** Foster, Jeremy L. <Jeremy.Foster@tvfr.com>  
**Subject:** You're invited to Studio Session: 'The Vineyard - Review Session'



## You're Invited

[esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov) has invited you to a Bluebeam Studio collaboration Session. Please click the Session link below to join:

**Session Name:** The Vineyard - Review Session

**Session ID:** 946-821-076

**Server:** studio.bluebeam.com

Hello All --

This is the working copy of the The Vineyard PUD. I apologize that you're just now receiving this invitation, we had technical issues with BlueBeam. Unfortunately, this also means that the Facilities Review comments/conditions are due soon, on Thursday, September 13th. I know this is not enough time to review a project of this size so your comments as close to this date as possible, are greatly appreciated. The Facilities Review meeting with the applicant is scheduled for September 26th, time TBD. Please let me know if you have any questions.

Thank you,

2550 SW Hillsboro Highway  
Hillsboro, OR 97123

**STATEMENT OF SANITARY SERVICE AVAILABILITY  
SOUTH COOPER MOUNTAIN**

Date: May 26, 2017

To: Floyd Harrington, City Engineer, Public Works Department  
Cheryl Twete, Director, Community Development Department

From: Nora M. Curtis P.E.  
Conveyance Systems Department Director  
Clean Water Services

**Regarding Sanitary Sewer Service Availability for South Cooper Mountain.**

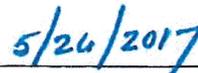
Within the South Cooper Mountain area shown in Exhibit A, Clean Water Services (District) has determined that there is adequate capacity, or will be adequate capacity through the execution of the District's planned Capital Improvement Program, in the sanitary sewer conveyance and treatment systems under direct control of the District to serve all proposed developments at the time of completion of the developments and any related phases. Upon satisfaction of the General Conditions below, there will be no impediment solely as a result of sanitary sewer capacity for building permit issuance, sanitary sewer connection permit issuance, and/or building certificate of occupancy.

**General Conditions**

1. Proposed developments shall be in accordance with the zoning density requirements of the City of Beaverton's Comprehensive Plan and South Cooper Mountain Community Plan.
2. Sanitary service shall be designed in accordance with the sewer basin delineations and general sanitary sewer service strategy identified in the 2015 City of Beaverton South Cooper Mountain Sanitary Sewer Master Plan (2015 Master Plan) and Clean Water Services 2017 Upper Tualatin Interceptor Study (2017 Study). Improvements necessary to allow deviations from the basin delineations or service strategy identified in the 2015 Master Plan or 2017 Study shall be at the expense of the applicant requesting the deviation and shall require District written approval prior to issuance of land use approval.
3. Sanitary sewer design shall be in accordance with Clean Water Services' Design and Construction Standards and City of Beaverton Engineering Design Manual and Standard Drawings.
4. Annexation to Clean Water Services shall be required prior to issuance of any sanitary sewer connection permits for the development.



Nora M. Curtis P.E.  
Conveyance Systems Department Director  
Clean Water Services

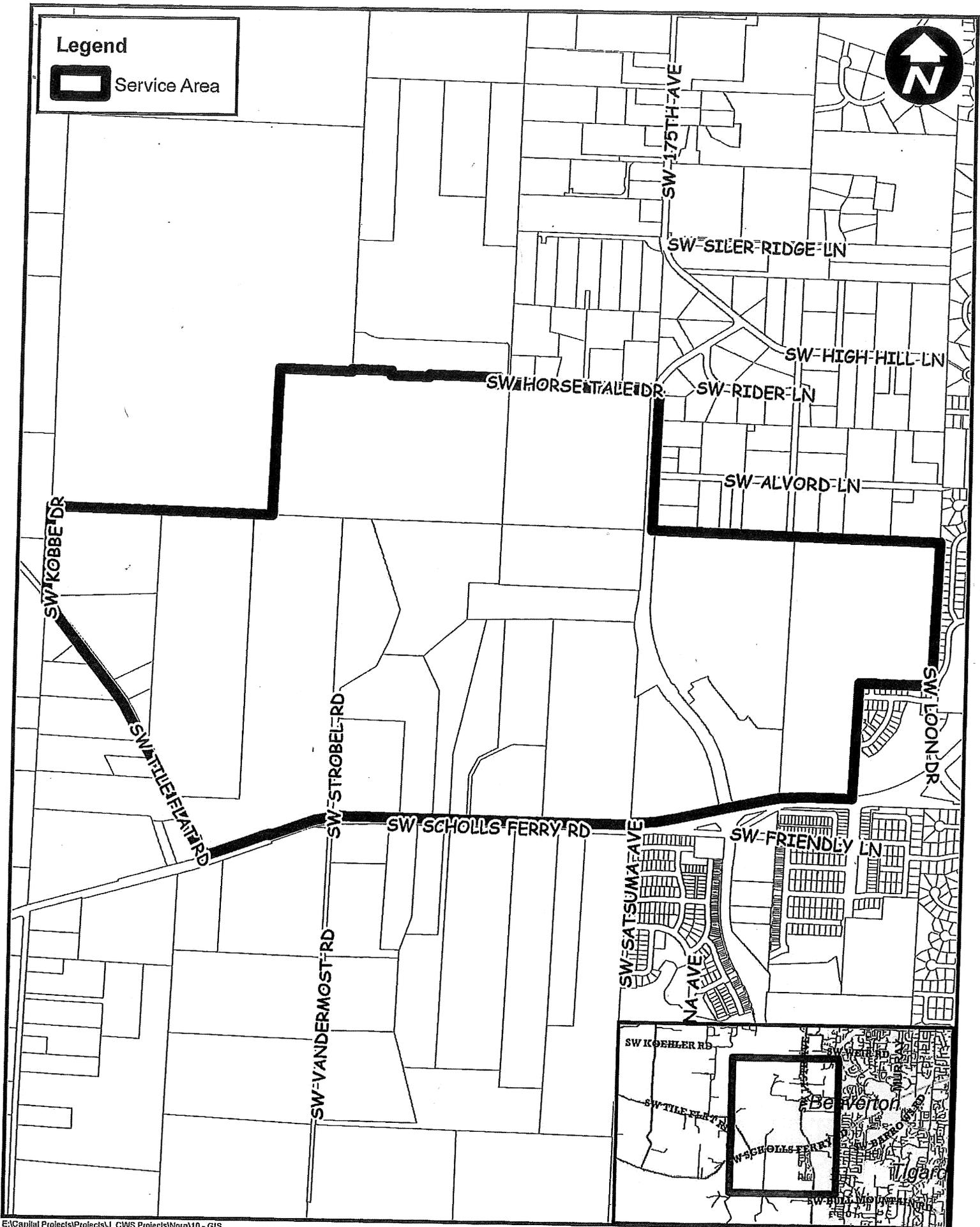


Date



Legend

 Service Area



E:\Capital Projects\Projects\J\_CWS Projects\Nora\10 - GIS

Exhibit A - South Cooper Mountain  
Sanitary Sewer Service Availability



**From:** Lisa Beaty  
**To:** [Elena Sasin](#)  
**Subject:** Vineyard at Cooper Mountain  
**Date:** Wednesday, September 19, 2018 9:17:15 PM

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EXHIBIT 4.7

Ms. Sasin

I recently submitted testimony to Metro regarding the irresponsible development of the southwest side of Beaverton. I will copy the text of it here, and ask that it be included in public input regarding the proposed Vineyard at Cooper Mountain development.

\* \* \* \* \*

Metro

I am again reading both Resolution 18-4914 and its associated Staff Report, and I remain amazed . . . and not in a good way. I live on the southwest side of Beaverton, and already we are being heavily impacted by the preliminary developments happening across SW 175<sup>th</sup>, and further on to the south side of Scholls Ferry. The effects of heavy commuter traffic, noise pollution, lack of safety for children walking to school and exhaust stench have already had damaging impact on our area. And now Beaverton wants to add more acreage of suburbia to the south. These added suburbs have no direct access to any regions of employment and, according to Beaverton's own 2040 land use projections <https://www.beavertonoregon.gov/DocumentCenter/View/876/Comprehensive-Plan-11x17?bidId=>, will remain isolated suburbia into the foreseeable future.

The placement of high density housing in an area devoid of employment and appropriate transportation venues in and out of the housing area is a huge, yet apparently intentional, oversight by Metro, Washington County and Beaverton. How the Metro Policy Advisory Committee can unanimously support the expansion of housing without consideration to surrounding environment is absurd. Property damage and loss are frequent; human health and well-being are being lost to the poor management of this area. Thankfully, there has not yet been loss of life.

It is more than unfortunate that Beaverton and Washington County behave in ways that are hurtful to current residents in their rush to provide housing for future residents. According to Washington County CPO6, there have been AT LEAST four motor vehicle accidents along SW 175<sup>th</sup> in the past seven days. These are only the recorded incidents, as many go unreported (as last month, when my car was forced into a ditch by a moving van out of its lane) And when I read that Metro, the agency responsible for measured and reasonable growth, has adopted an 'outcome based approach' to managing this process, and is promoting a 'flexible approach' toward each city's choice of development scheme, I throw up my hands and wonder why Metro even exists.

Lisa Beaty